

Form and Correctness Approved: *BAT*

Contents Approved:

By *[Signature]*

Office of the City Attorney

NORFOLK, VIRGINIA

By *[Signature]*
DEPT.**ORDINANCE No. 42,218****PH-1A**

AN ORDINANCE TO AMEND CHAPTER 10 OF THE ZONING ORDINANCE OF THE CITY OF NORFOLK, 1992, SO AS TO CREATE THE EAST BEACH HARBOR SPECIAL PURPOSE DISTRICT (EBH).

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BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That Chapter 10 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), is hereby amended and reordained by adding thereto a new section, including subsections, to be designated generally as section 10-10, titled "East Beach Harbor (EBH)," and containing text and graphics as set forth in "Exhibit A," attached hereto.

Section 2:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT
Exhibit A

Adopted by Council March 28, 2006
Effective March 28, 2006

TRUE COPY
TESTE:

R. BRECKENRIDGE DAUGHTREY, CITY CLERK

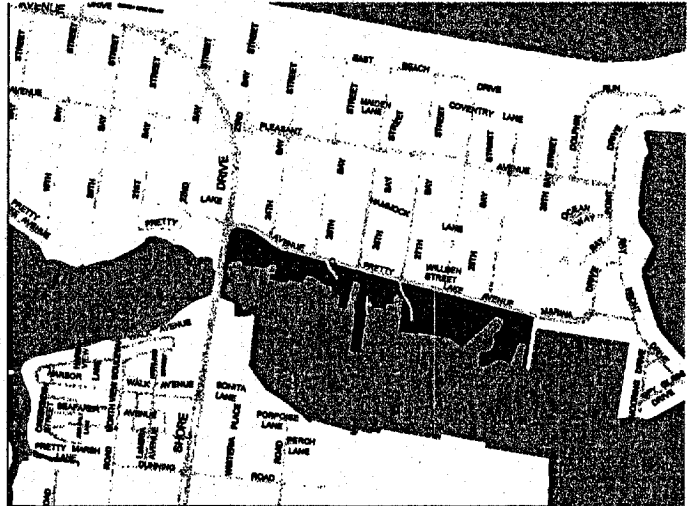
BY: _____

DEPUTY CITY CLERK

Exhibit A

10-10.1 Purpose

The East Beach Harbor district aligns the northern edge of Little Creek Channel at the southern point of the Chesapeake Bay. East Beach Harbor is envisioned to be a vibrant mixed-use district connected to the image of sailing and the water. Three to four story buildings with residential units over retail, office, and restaurants line Pretty Lake Avenue and provide for a lively public experience. The unique character of the Little Creek Channel provides opportunities for spectacular views across the water.



10-10.2 District Development

Except as expressly provided otherwise in this ordinance, no building or structure shall be located, constructed, or enlarged within the East Beach Harbor district until the City Planning Commission has approved an East Beach Harbor Compliance Certificate.

10-10.3 East Beach Harbor Compliance Certificate

- (a) Any person proposing construction within the East Beach Harbor District shall submit an application to the zoning administrator for an East Beach Harbor Compliance Certificate.
- (b) Following the zoning administrator's receipt of the application and his determination that it is complete pursuant to section 10-10.5, the zoning administrator shall cause to be prepared a written staff report with the assistance of other city departments as may be deemed necessary. If staff determines that the application complies with the requirements of the Compliance Certificate, the project shall then be reviewed by the Design Review Committee for recommendation and to the City Planning Commission for approval or denial. In making their decisions, the Design Review Committee and City Planning Commission shall consider all of the requirements of section 10-10.9. Any development project which meets the requirements of section 10-10.9 shall be granted a Compliance Certificate.
- (c) If it is determined by either the applicant or staff of the Department of Planning that the development project is not in keeping with the standards set forth in section 10-10.9 or if the City Planning Commission denies an application for a Compliance Certificate, a special exception shall be

required, except in cases of residential development, which residential development is allowed by right and governed by section 10-10.7.

- (d) Table 10-10.8 provides an exclusive list of uses allowed by right and by special exception in the district, dependant upon whether a Compliance Certificate has been granted.

10-10.4 Procedure for Special Exceptions

If no Compliance Certificate is granted for a development project, an application for a special exception shall be required except in cases of residential development, which residential development is allowed by right and governed by section 10-10.7. The special exception application shall be filed with the Department of Planning in accordance with the following procedures:

- (a) *Pre-application conference.* Prior to formal application submission, the applicant shall have discussions with the zoning administrator concerning the nature of the project, requirements of this ordinance, and submission requirements for the specific project
- (b) *Determination of completeness.* Upon receipt of an application for a special exception, the zoning administrator shall make a determination of completeness of application pursuant to Article IV, Chapter 19, section 19-3.1.
- (c) *Public hearing.* The City Planning Commission shall hold a public hearing on each complete application. Applications will not be scheduled for a public hearing until substantially all components of the application have been completed in a satisfactory manner and submitted to the Department of Planning. Any application which is not complete may be deemed invalid and shall not be scheduled for a public hearing until such time as the application is completed. Any application which is completed 45 days or more before the intended public hearing date shall be scheduled for such public hearing.
- (d) *Notice of public hearing.* Before making any recommendation on a proposed amendment, the City Planning Commission will hold a public hearing with notice as set forth in section 15.2-2204 of the Code of Virginia.
- (e) *Planning Commission findings.* The City Planning Commission shall not recommend approval of any special exception unless it finds that:
 - (1) The proposed development contributes to, promotes, and encourages the improvement of the East Beach Harbor district and catalyzes other development as envisioned in the district.
 - (2) The proposed development will not have an undue negative impact on the economic viability of the district.
 - (3) The proposed development abides by the requirements of section 10-10.7.
 - (4) The proposed development can meet all suitable conditions, restrictions, or limitations imposed by the City Council in order to preserve and promote health, safety, and the general welfare of the public.
- (f) *Criteria for review.* In reviewing and making their recommendation to City Council, the City Planning Commission shall consider the following criteria:

- (1) Use characteristics of the proposed development, including provision for ground-floor active uses and continuity along street fronts and view corridors.
 - (2) Location and adequacy of off-street parking and loading provisions, including the desirability of bicycle parking.
 - (3) Traffic generation characteristics of the proposed development in relation to street capacity.
 - (4) Accessibility of sites for public safety personnel and equipment, including fire-suppression and rescue vehicles.
 - (5) The provision of open space and access corridors to meet the requirements of the district, including the location, design, landscaping and other significant characteristics of any public open space, and its relation to existing and planned public and private open space.
 - (6) Pedestrian circulation within the proposed development and its relation to public open space and pedestrian circulation patterns, particularly to plans for pedestrian connections via arcades, esplanades, bridges or other provisions.
 - (7) Architectural relationships, both formal and functional, of the proposed development to surrounding buildings, including building siting, massing, proportion, scale, and height.
 - (8) Microclimate effects of proposed development, including effects on wind velocities, sun reflectance, and sun access to streets and/or existing buildings and/or public open space.
 - (9) Protection of significant views and view corridors.
 - (10) Relationship of on-site lighting and landscaping to other surrounding lighting and landscaping designs both public and private.
 - (11) Relationship of on-site signage to architectural elements of the proposed development and relationships to adjacent development.
- (g) *Planning Commission action.* The staff's written recommendation shall be considered at the City Planning Commission's public hearing. Following the conclusion of the public hearing, the City Planning Commission shall recommend to the City Council in writing that the council either (1) approve the special exception, (2) approve the special exception subject to specific conditions, or (3) deny the special exception.
- (h) *City Council action.* Upon receipt of the City Planning Commission's recommendations and findings, the City Council shall decide to approve, deny, approve subject to modification, or remand the application back to the Commission for its review of specific changes the applicant may wish to make to the application.
- (i) *General Plan compliance required.* All development of property subject to the East Beach Harbor district regulations shall be subject to the General Plan and all approvals and land development permits shall be in compliance with the General Plan.

10-10.5 Application requirements

- (a) A completed application shall contain the following information, unless deemed unnecessary by the zoning administrator, to appropriately evaluate an application:
 - (1) The applicant's name and address and interest in the subject property.
 - (2) The owner's name and address, if different than the applicant, and the owner's signed consent to the filing of the application.
 - (3) The street address and legal description of the subject property.
 - (4) The zoning classification and present use of the subject property.
 - (5) A complete description of the proposed special exception use.
 - (6) A plan or drawing drawn to scale which includes the following information:
 - (aa) Actual dimensions of the lot.
 - (bb) Exact sizes and location of all existing and proposed buildings or other structures.
 - (cc) Driveways.
 - (dd) Parking spaces.
 - (ee) Safety curbs.
 - (ff) Landscaping.
 - (gg) Location of trash receptacles.
 - (hh) Drainage features and environmental features such as:
 - (i) Tidal wetlands.
 - (ii) Tidal shores.
 - (iii) Nontidal wetlands.
 - (iv) Primary sand dunes (if applicable).
 - (7) Traffic impact analysis.
 - (8) Environmental impact analysis.
 - (9) Such other and further information or documentation as the zoning administrator may deem to be necessary or appropriate to a full and proper consideration and disposition of the particular application.
 - (10) The names and addresses of all professional consultants advising the applicant with respect to the proposed development.
 - (11) A written statement and accompanying material addressing each of the criteria for review set forth in sections 10-10.8 and 10-10.9. The statement shall describe specifically how the proposed development relates to and then meets each applicable criterion.
 - (12) Such other and further information or documentation as the zoning administrator may deem to be necessary or appropriate to a full and proper consideration and disposition of the particular application.
- (b) In addition to the requirements above, each application for an East Beach Harbor Compliance Certificate must be accompanied by detailed site plans, schematic architectural designs including elevations and sections, and maps or plans indicating the following:
 - (1) Physical and architectural relationships to surrounding development.

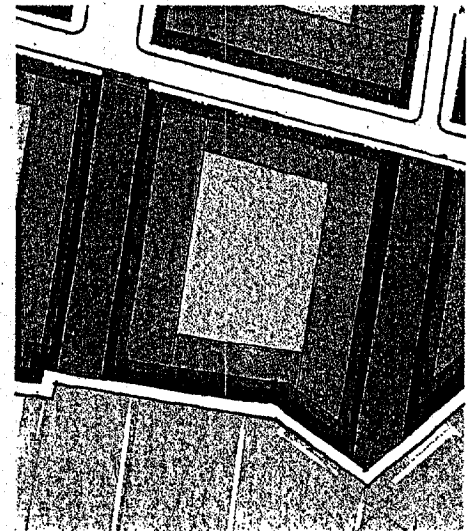
- (2) Location, amount, character, and continuity of open spaces and access corridors, including convenience of access through and between buildings or in other locations where appropriate for public purposes and where such access will reduce pedestrian congestion on public streets.
 - (3) Protection of desirable principal views.
 - (4) Separation of pedestrian and vehicular traffic.
 - (5) Landscape plans, including dedication of recreational and open space.
 - (6) Location and dimensions of on-site signage.
 - (7) Such other materials as are appropriate to determinations in the specific case.
- (c) In addition to the above materials, the applicant may be required to provide materials including charts, drawings, tables, narratives, technical analysis, and related documents as necessary for review of the criteria set forth in section 10-10.9, if applicable.

10-10.6 Standards

The standards for the district are based on locating parking in the middle of the block and surrounding it with buildings that have active uses. This will define an active pedestrian and open space network along the waterfront and Pretty Lake Avenue and preserves the views and access to the waterfront. Following are the land use standards throughout the district:

- (a) *Regulating Plan.* The Regulating Plan sets the parameters of development by defining building zones, yards, and open space. The following definitions have been developed for use in this Regulating Plan:

- (1) *Building zone:* Area within which buildings may be placed, defined by that area encompassed by the facade zone.
- (2) *Facade zone:* Area between the yard zone and the building zone within which the front facade of the building must be located. Porches, bay windows, stoops, and stairs must be located in the facade zone.
- (3) *Yard zone:* Area between the property line and the facade zone. The yard zone area shall not include any of the following:
 - (aa) That portion of the lot covered by surface water including but not limited to ponds, lakes, streams, rivers and canals.
 - (bb) That portion of the lot located below mean low water (MLW).



- (cc) That portion of the lot which contains federally defined wetlands as specified in the Federal Manual for Identifying and Delineating Jurisdictional Wetlands, as amended, and verified by the department of planning.
- (dd) That portion of the lot which contains state defined wetlands as verified by the Planning Department.
- (ee) That portion of the lot covered by a public or private utility easement whose total width is more than 20 feet.

To the extent that any of the foregoing exclusions result in a reduction of the area of the lot below that area encompassed by established property lines, the yard zone shall be measured from the boundaries of the lot remaining after such exclusions.

- (4) *Parking Zone.* Areas where parking is permitted.
- (b) *Open Space Plan.* A continuous network of pedestrian spaces along the waterfront is preferred. Two types of space shall be provided:
 - (1) *Access corridors.* Access corridors of sufficient width shall be provided from Pretty Lake Avenue southwardly to the water to maintain harbor views, provide access to the open space along the waterfront and to provide drive aisles for interior block parking, as well as fire and rescue vehicles. Access corridors provided as extensions of the Bay Streets to the north are preferred.
 - (2) *Waterfront walk.* A continuous open space network of pedestrian walkways along or near the waterfront provides access to the water.
- (c) *Building Height Plan.* Where an Each Beach Harbor Compliance Certificate has not been obtained, building heights shall be determined under section 10-10.7, but where an Each Beach Harbor Compliance Certificate has been obtained pursuant to section 10-10.3, the following building heights shall be permitted:
 - (1) *Three story buildings.* Buildings having the longest length of façade oriented parallel to Pretty Lake Avenue shall be no more than 3 stories high.
 - (2) *Four to five story buildings.* Buildings having the shortest length of façade oriented parallel to Pretty Lake Avenue shall be either 4 or 5 stories high.
 - (3) *Six story buildings.* Buildings or portions of buildings located no closer than 200 feet from the southern line of Pretty Lake Avenue may extend up to 6 stories high. Buildings or portions of buildings located on lots extending more than 550 feet from the southern line of Pretty Lake Avenue may only extend up to 6 stories high if the building or portion thereof is no closer than 350 feet from the southern line of Pretty Lake Avenue.
- (d) *Parking Zone Plan.*
 - (1) Parking shall be located in the interior of development blocks and shall be prohibited in any yard zone, façade zone, or access corridor.
 - (2) Parking shall be screened from view from any public right of way or the water. There shall be active uses of a minimum depth of 10 feet along all public spaces. These spaces include Pretty Lake Avenue,

access corridors, and spaces along waterfront walks. Parking may be located on the ground floor of multi-story buildings. Access into the interior of development blocks may be provided along access corridors.

- (3) Parking areas shall be designed so as not to be visible from Pretty Lake Avenue or the water. Where the zoning administrator determines that so limiting the parking zone will result in a substantial burden or hardship not common to other properties in the district, he may grant a written modification and permit certain parking outside the parking zone.
- (4) All uses and structures permitted in the East Beach Harbor District shall comply with the parking provisions and requirements of Article III, Chapter 15.
- (e) *Signage.* The sign standards for commercial and residential uses in Chapter 16 shall apply, subject to the following limitations:
 - (1) *Commercial Signage*
 - (aa) Businesses having 100 feet or more of lot frontage, may have only one monument type sign not to exceed 32 square feet of sign surface area per sign face. The maximum height of the sign shall be 6 feet.
 - (bb) Temporary balloons shall not be permitted.
 - (cc) Box wall signs, which are geometric in form, plastic coated, internally lighted, and have a changeable face for each subsequent tenant, are not permitted.
 - (dd) Wall signs shall complement the building's architecture, materials, and colors. Any property or business shall be permitted one square foot of sign surface area for each foot of building frontage facing the public street on which the principal access is located. For other building frontage, signs may not exceed one half square foot of sign surface area for each foot of building frontage facing a public street.
 - (ee) Wall signs otherwise permitted may include, but are not to be limited to, the following:
 - Individual articulated letters.
 - (i) Painted signs (on the building or on other suitable surface).
 - (ii) Neon tubing.
 - (iii) Lettering on an awning.
 - (iv) Signs extending perpendicular to the front facade of the building (blade signs).
 - (2) *Residential Signage*
 - (aa) One wall sign not to exceed eight square feet of surface area for each 50 feet of building frontage provided that no such use may have permanent signs with total surface area exceeding 32 square feet for each principal lot frontage.

- (bb) Residential uses having at least 100 feet of lot frontage may have one freestanding monument sign not to exceed 32 square feet of sign surface area.
- (cc) On properties adjacent to waterfront areas or beaches no sign oriented to the waterfront shall be permitted except one unlighted sign, not exceeding five square feet in sign surface area and indicating only the name and nature of the establishment on the property and the address.

10-10.7 Character Areas

- (a) *Defined.* Two distinct character areas are proposed for the East Beach Mixed-Use Waterfront District:
 - (1) *The East Beach character area.* Area located on southern line of the relocated Pretty Lake Avenue from the eastern line of Shore Drive and extending east to the southern prolongation of the western line of 25th Bay Street and bounded by Fishermans Cove to the south.
 - (2) *The Harbor character area.* Area located on southern line of Pretty Lake Avenue from the southern prolongation of the western line of 25th Bay Street, extending eastwardly to the southern prolongation of the eastern line of 30th Bay Street and bounded by Fishermans Cove to the south.
- (b) *East Beach character area.* The East Beach character area is envisioned to be a vibrant mixed-use district which provides a lively public experience.
 - (1) *Building zone*
 - (aa) All buildings must be located within the building zone.
 - (bb) Continuous building frontage is required along Pretty Lake Avenue and Shore Drive.
 - (cc) No space is permitted between buildings fronting on Pretty Lake Avenue and located on the same zoning lot.
 - (2) *Yard zone*
 - (aa) No yard zone is required along Pretty Lake Avenue, along that portion of a lot which abuts the property of others, or that portion of a lot abutting Fishermans Cove.
 - (3) *Façade zone*
 - (aa) The façade zone shall be three (3) feet.
 - (bb) Balconies and stoops are permitted to project within the facade zone, but may not project into the yard zone.
 - (4) *Building Height.* Buildings are limited to two (2) stories in height, unless a taller height is permitted in section 10-10.9 and a Compliance Certificate is approved.
 - (5) *Building Access*
 - (aa) Only one access to parking garages is permitted from access corridors and yard zones.
 - (6) *Open Space.* A waterfront pedestrian access not less than ten (10) feet in width shall be located along all portions adjacent to the water

or wetlands. Whenever possible, the waterfront pedestrian access shall connect to the waterfront pedestrian access of adjacent lots.

- (c) **Harbor character area.** The unique character of the Little Creek Channel provides opportunities for spectacular views across the water. In keeping with its history as a working waterfront buildings within the Harbor Character Area shall be located with the primary massing and facade perpendicular to Pretty Lake Avenue to frame important view corridors and public open spaces. Building with primary massing and facades located parallel to Pretty Lake Avenue shall be lower in building height to preserve views from across Pretty Lake Avenue.

(1) **Building zone**

- (aa) All buildings must be located within the building zone.
- (bb) No space is permitted between buildings on the same zoning lot along Pretty Lake Avenue and the waterfront.

(2) **Yard zone**

- (aa) No yard zone is required along Pretty Lake Avenue.
- (bb) Parcels abutting Fishermans Cove shall have a 20 foot yard zone along all portions of the parcel adjacent to the water or wetlands.
- (cc) A 30 foot yard zone shall be located along that portion of a lot which abuts the property of others, unless the lot provides a 50 foot access corridor aligned with one of the following streets: 25th, 26th, 27th, 28th, or 29th Bay Street. Whenever a 50 foot access corridor is provided, a 5 foot yard zone is required along that portion of a lot which abuts the property of others.

(3) **Facade zone**

- (aa) The façade zone shall be 3 feet.
- (bb) Balconies and stoops are permitted to project within the facade zone, but may not project into the yard zone.

- (4) **Building Height.** Buildings are limited to two (2) stories in height, unless a taller height is permitted in section 10-10.9 and a Compliance Certificate is approved.

(5) **Building Access**

- (aa) Only one access to parking garages is permitted from access corridors and yard zones.

- (6) **Open Space.** A waterfront pedestrian access not less than ten (10) feet in width shall be located within the yard zone along all portions adjacent to the water or wetlands. The waterfront walk shall connect to access corridors provided on the lot and, whenever possible, shall connect to the waterfront pedestrian access of adjacent lots.

10-10.8 TABLE OF PRINCIPAL USES FOR EAST BEACH HARBOR

LEGEND		
P = Permitted Use		
S = Special Exception Use		
USE	(With EBH Compliance Certificate)	(Without EBH Compliance Certificate)
<u>RESIDENTIAL</u>		
Dwelling Unit, above ground floor in commercial buildings	P	P
Multiple Family	P	P
Townhouse	P	P
<u>OFFICE AND RELATED USES</u>		
Child Day Care Centers	S	S
Financial Institutions	P	S
Offices	P	S
<u>RETAIL SALES & SERVICES</u>		
Eating Establishments	P	S
Eating and Drinking Establishments	S	S
Entertainment Establishments	S	S
Health and Fitness Facility	P	S
Retail Goods Establishments	P	S
Retail Services Establishments	P	S
Retail Goods Establishments (operating after midnight)	S	S
Retail Services Establishments (operating after midnight)	S	S
<u>INSTITUTIONAL USES</u> (Sites < 1 Acre)		
Dental Offices/Clinics	P	S
Medical Offices/Clinics	P	S
<u>RECREATION, CULTURAL & ENTERTAINMENT</u>		
Amphitheaters	P	S
Art Galleries	P	S
Commercial Indoor Recreation	P	S
Commercial Outdoor Recreation	P	S
Commercial Recreation Center	S	S
Libraries	P	S
Museums	P	S
Performance Arts	P	S
Playgrounds, Parks	P	S

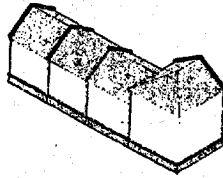
<u>MISCELLANEOUS</u>		
Communication tower/antenna (commercial and noncommercial)	S	S
Governmental buildings (excluding those of an industrial nature)	P	S
Hotels	P	S
Marinas, excluding boat repairs	P	S
Motels	P	S

10-10.9 East Beach Harbor Compliance Certificate Requirements

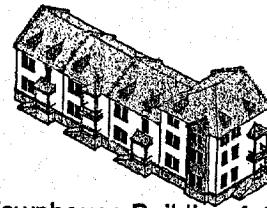
The following three building types are recommended within the district:

(a) *Townhouse building.*

- (1) Building shall be 3 stories high.
- (2) Building shall be located such that the longest length of façade shall be oriented parallel to Pretty Lake Avenue.
- (3) Primary pedestrian access to building shall be from Pretty Lake Avenue.
- (4) Roof shall be sloped and dormers are preferred.
- (5) Building should be articulated to resemble a pattern of individual buildings presenting a collection of individual façades.
 - (aa) Articulation may be accomplished by use of any of the following:
 - (i) Physical breaks in the façade.
 - (ii) Recessing, by no less than two (2) feet, small lengths, not less than three (3) feet, of the façade.
 - (iii) Changing the plane of the façade by no more than two (2) feet.
 - (iv) Projecting bearing walls between bays of the building.
 - (bb) Articulation of the building should occur at intervals of not less than 20 feet but not more than 40 feet along the façade.
- (7) Each individual façade should have at least one of the following elements not to exceed 35% of the lineal frontage of the façade.
 - (aa) Porches
 - (bb) Bay windows.
 - (cc) Roof elements.
- (8) Windows should be of vertical, classically-proportioned openings.
- (9) No less than 45% nor more than 65% of the lineal frontage of the building façade shall be comprised of window openings.
- (10) Ground floor windows shall be similar for residential uses. Larger openings can be provided for other uses.



Townhouse Building Massing

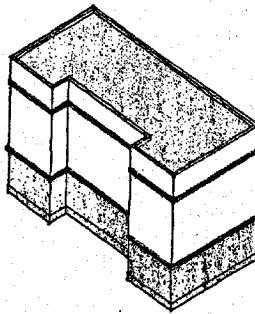


Townhouse Building Articulation

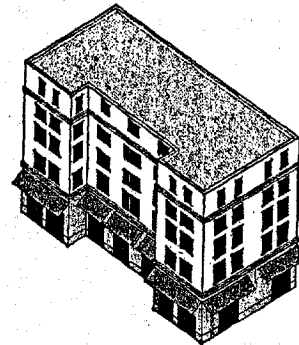
(b) *Loft building.*

- (1) Building may be 4 or 5 stories high.
- (2) Building shall be located such that the longest length of façade shall be oriented perpendicular to Pretty Lake Avenue.
- (3) Primary pedestrian access to buildings shall be from access corridors or yard zones.
- (4) The first story shall be taller than the upper stories.
- (5) The first floor of building's façade shall present a cornice line or other element which defines a visual base for the building.
- (6) The top floor will have either a course line or a change in either finish material or window pattern to define a visual top for the building.
- (7) Building should be articulated to resemble a collection of party wall, individual buildings along a main street.
 - (aa) Articulation may be accomplished by use of any of the following, at intervals of between 30 and 50 feet:
 - (i) Change of plane.
 - (ii) Extension of a bearing wall.
 - (iii) Change of material.
 - (bb) Articulations should be accompanied by a change of roof treatment.
- (8) Special elements such as box and bay windows, two-story windows, recessed balconies, and roof elements may be used.
- (9) *Windows.*
 - (aa) On upper floors, windows shall be vertically-proportioned and no less 40% nor more than 70% of the lineal frontage of each upper floor shall be comprised of window openings.
 - (bb) Large expanses of glass should be articulated as a group of vertically proportioned openings.
 - (cc) Ground floor shall include shop front windows suitable for retail and public uses and articulated into bays not more than 15 feet in width.
 - (dd) No less than 50% nor more than 70% of the lineal frontage of the ground floor shall be comprised of window openings.

- (ee) Window fenestration and articulation shall be consistent within each 'individual building', but should vary for the entire building facade.



Loft Building Massing



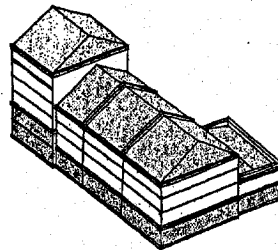
Loft Building Articulation

(c) *Wharf building.*

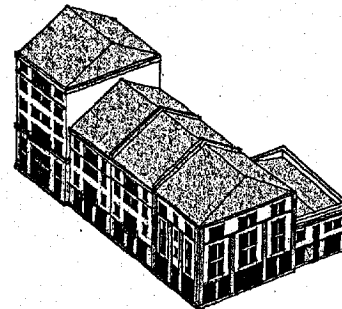
- (1) The building and portions thereof may be 4 to 6 stories high, depending on the location, as indicated in section 10-10.6(d).
- (2) Primary pedestrian access to buildings shall be from access corridors or yard zones.
- (3) Primary façade of the building shall front the access corridor or yard zone.
- (4) Roof will be sloped and dormers and roof decks are preferred.
- (5) Building should be articulated to resemble a pattern of individual buildings presenting a collection of individual façades.
 - (aa) Articulation may be accomplished by use of any of the following:
 - (i) Physical breaks in the façade.
 - (ii) Recessing, by no less than two (2) feet, small lengths, not less than three (3) feet, of the façade.
 - (iii) Changing the plane of the façade by no more than two (2) feet.
 - (iv) Projecting bearing walls between bays of the building.
 - (bb) Articulation of the building should occur at intervals of not less than 20 feet but not more than 40 feet along the façade.
- (6) The ground floor should present a distinguishable base for the building.
- (7) Each individual articulation of the façade should present at least one of the following elements, complimented by roof elements:
 - (aa) Canopies, not to exceed 35% of the lineal frontage of the façade.
 - (bb) Bay windows.
 - (cc) Balconies.

(8) *Windows.*

- (aa) Windows should be of vertical, classically-proportioned openings but with more window than solid.
- (bb) No less than 50% nor more than 80% of the lineal frontage of the each articulated façade shall be comprised of window openings.
- (cc) Windows which present a continuous band shall be articulated as series of individual, vertically-proportioned windows.
- (dd) Windows located along a ground floor which houses residential or office uses should not appear different.
- (ee) Store-front style windows are appropriate along a ground floor which houses retail uses.



Wharf Building Massing



Wharf Building Articulation

- (e) *Building access.* In addition to the requirements of section 10-10.7, the following shall apply to buildings located in the East Beach character area:
 - (1) The primary entrance to ground floor non-residential uses shall face Pretty Lake Avenue.
 - (2) The primary entrance to residential units shall face Pretty Lake Avenue.
- (f) *Building location.* In addition to the requirements of section 10-10.7, the following shall apply to buildings located in the Harbor character area:
 - (1) Any building having the longest length of façade oriented perpendicular to Pretty Lake Avenue shall have its primary frontage along an access corridor or yard zone.
 - (2) Any building having the longest length of façade oriented parallel to Pretty Lake Avenue shall have its primary frontage along either Pretty Lake Avenue or the water.